

## BARGAIN AND SALE DEED

ROBERTA M. JONES, now known as ROBERTA M. JONES MOSURAK, (Grantor), does grant, sell, release and transfer to JAMES D. MOSURAK and ROBERTA M. JONES MOSURAK, Trustees of the MOSURAK FAMILY TRUST, u.a.d. June 25, 1998, all right, title and interest in and to the real property located in Klamath County, Oregon, described as follows:

(SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION)

The true consideration for this conveyance is valuable, but not expressed in dollars; the conveyance is made to organize the estates of JAMES D. MOSURAK and ROBERTA M. JONES MOSURAK for improved administration of assets while alive and competent, and ease of transition thereafter.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS OR LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Until change is requested, all tax statements shall be sent to the following address:

Mr. & Mrs. JAMES D. MOSURAK  
587 Scarlet Circle, Medford, Oregon 97504

After recording return to:

Mr. & Mrs. JAMES D. MOSURAK  
587 Scarlet Circle, Medford, Oregon 97504

DATED this 25<sup>th</sup> day of JUNE, 1998.

STATE OF OREGON )

County of Jackson )

)ss.

Roberta M. Jones  
ROBERTA M. JONES, nka

Roberta M. Jones Mosurak  
ROBERTA M. JONES MOSURAK

On this 25<sup>th</sup> day of JUNE, 1998, personally appeared the above-named and identified ROBERTA M. JONES, nka ROBERTA M. JONES MOSURAK, and acknowledged the foregoing to be his/her/their voluntary act and deed.

Before me:

Shirley M. Madden  
Notary Public for Oregon

OFFICIAL SEAL  
SHIRLEY M. MADDEN  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 311014  
MY COMMISSION EXPIRES MAY. 4, 2002

98 JUL -1 AM 1:20

## EXHIBIT "A"

LEGAL DESCRIPTION

All of Lot Ten (10) excepting the Easterly 125 feet, of Block Two (2) of Bryant Tracts No. 2, according to the duly recorded official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to contract and/or lien for irrigation and/or drainage, and to easements and rights of way of record and those apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James D. Mosurak the 1st day  
of July A.D., 19 98 at 11:20 o'clock A. M., and duly recorded in Vol. M98,  
of Deeds on Page 23248.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross